



aroochydore CITY CENTRE

Partnership with



THE ORIGINS - ECONOMIC

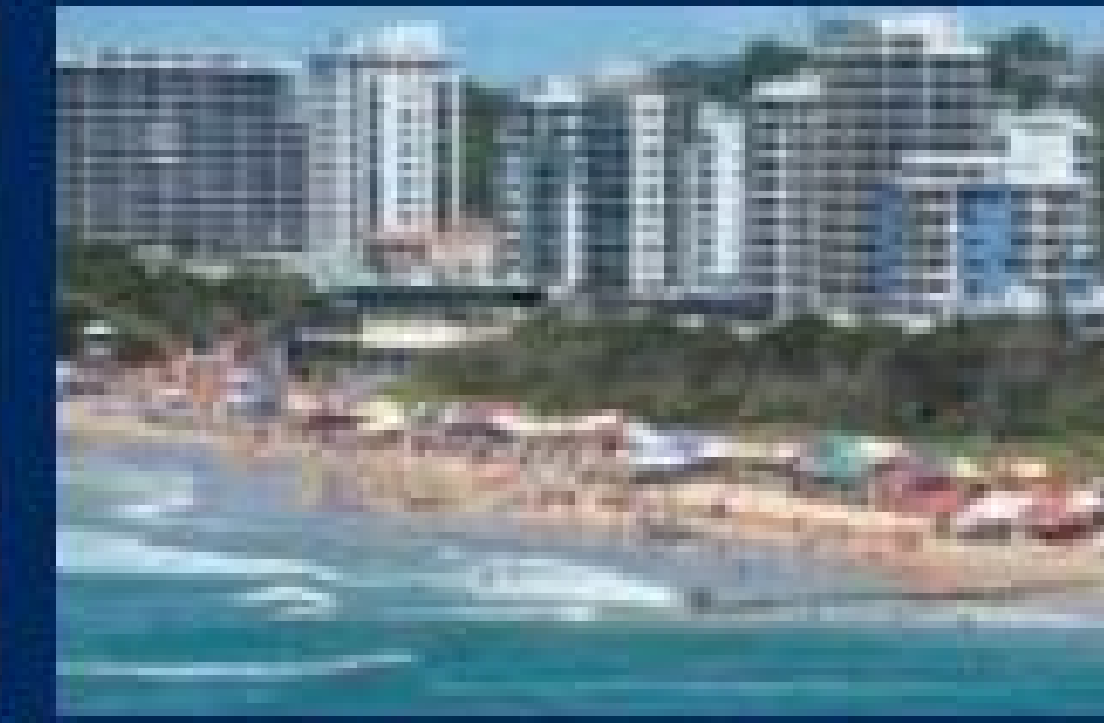
'Game changing' projects providing attractive investment opportunities in 7 High-Value industries that respond to demand from national and global markets.



1. Health and well-being



2. Education and research



3. Tourism, sport and leisure



4. Knowledge industries and professional services



5. Agribusiness

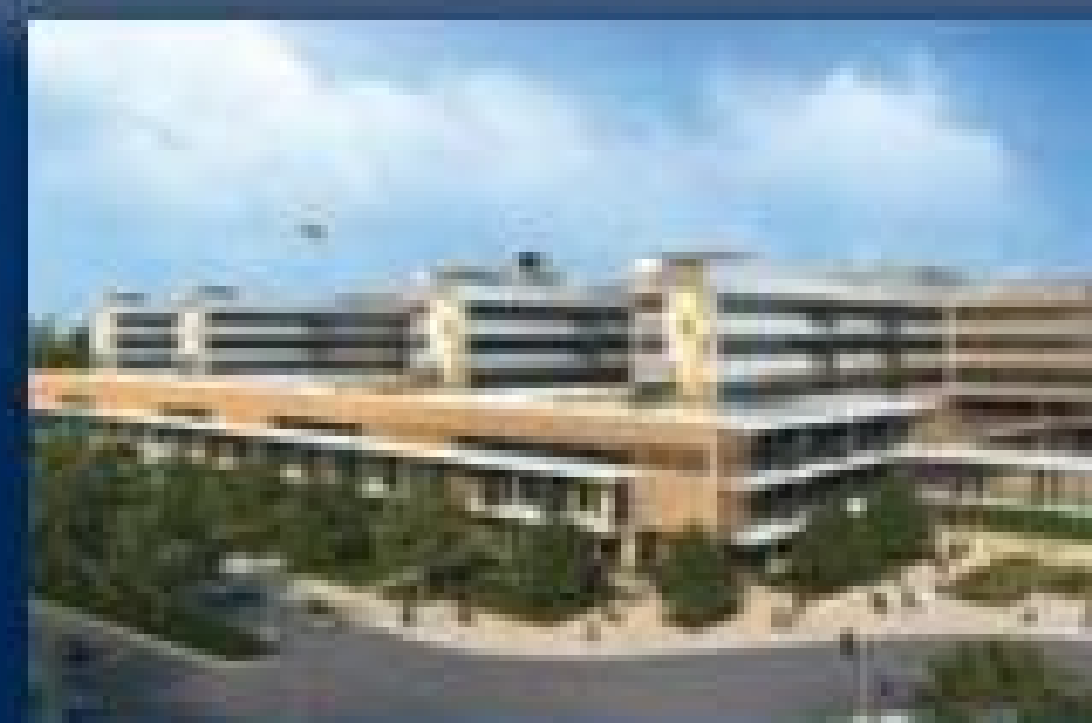


6. Aviation and aerospace



7. Clean technologies

The Game Changers



\$1.8 billion Sunshine Coast University Hospital and medical precinct



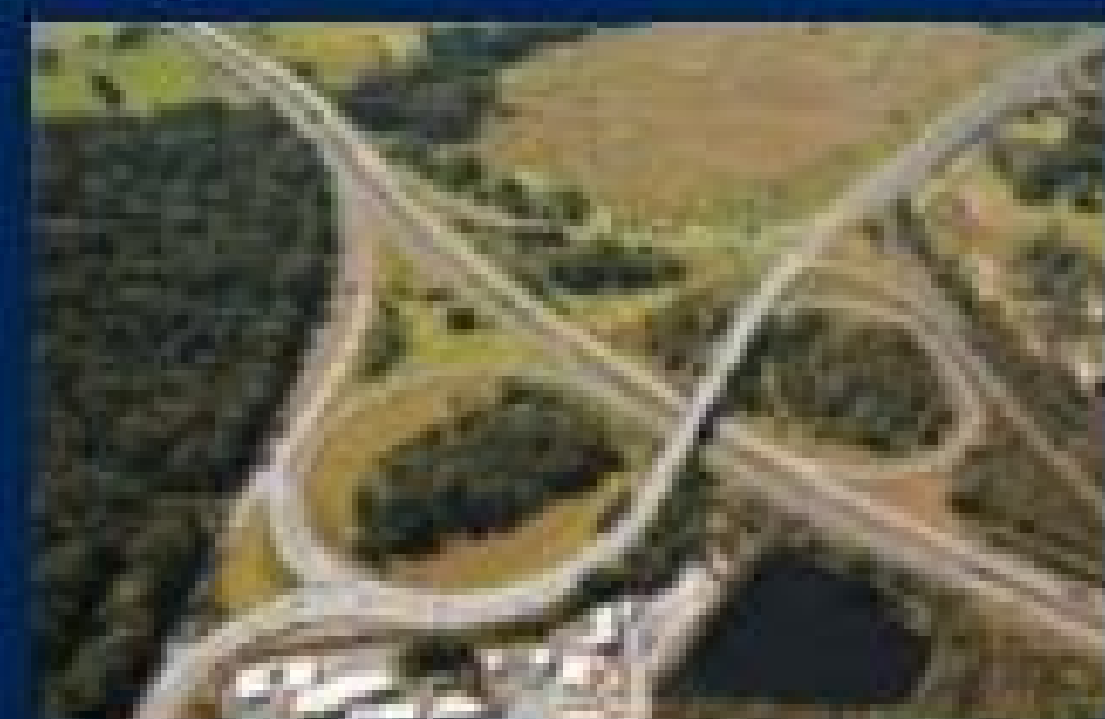
Expanded Sunshine Coast Airport to provide domestic and international gateway to the region



New city centre in Maroochydore



Expanded University of the



Upgrade of the Bruce Highway

- Redevelopment of the Maroochydore City Centre via the resumption of the Horton Park Golf Course seen as a critical economic development initiative (create jobs and broaden the region's economic base).
- Featured as major project in the Sunshine Coast Regional Development Strategy at the time.



MAROOCHYDORE CITY CENTRE



THE NEXT GREAT CITY

SMART, CONNECTED, AFFORDABLE

MAROOCHYDORE CITY CENTRE - THE CONTEXT



- Maroochydore declared Principal Regional Activity Centre for the Sunshine Coast in 2005-2026 SEQ Regional Plan
- Sunshine Coast Council resumed 53ha golf course in 2012
- Declared a Priority Development Area by the Queensland Government in July 2013 under Economic Development Act 2012
- Development Scheme gazetted by government in July 2014



THE SITE



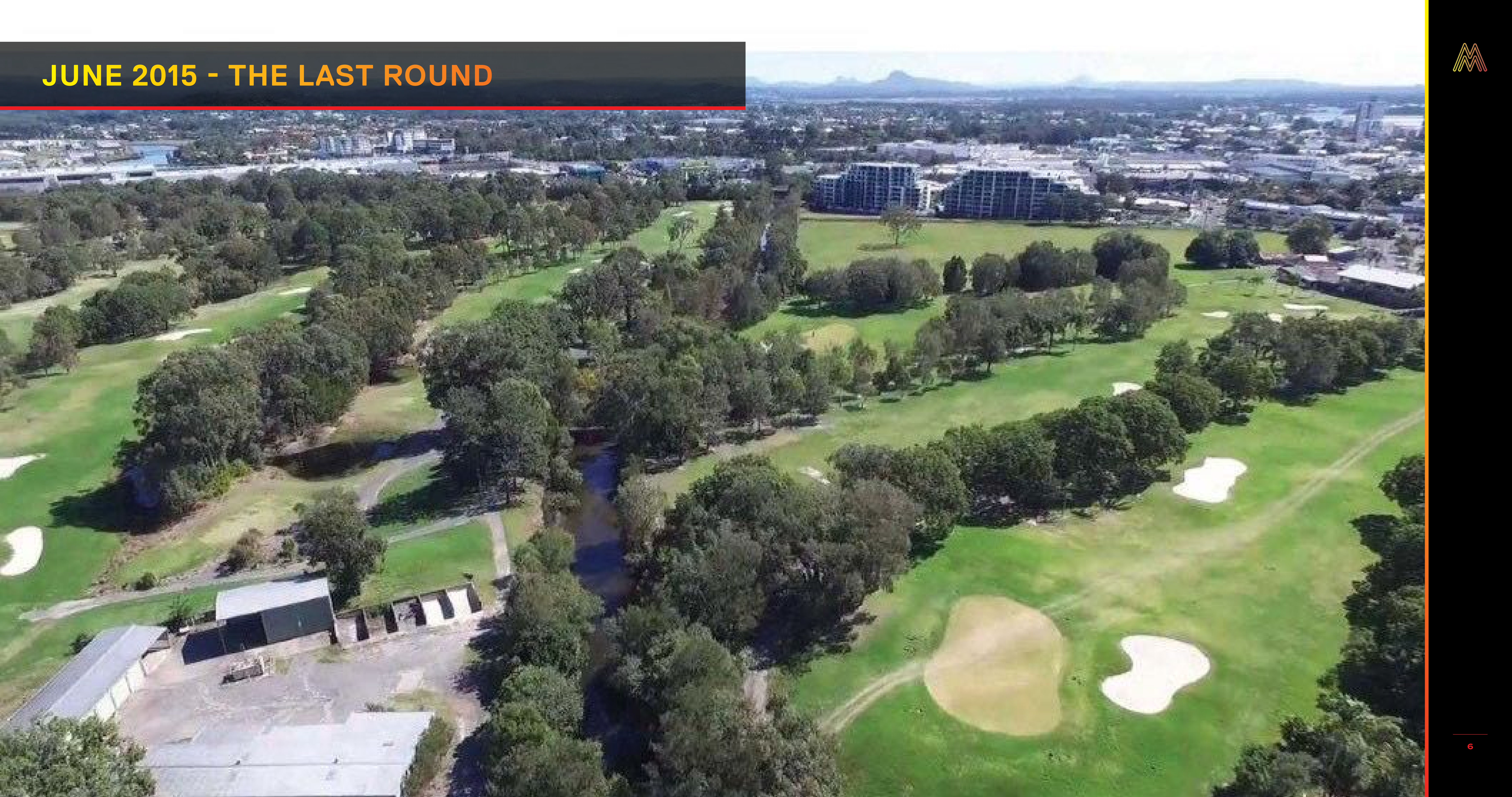
Historic Town Centre

Government Precinct

Major Retail Centre

Bulky Goods Centre

JUNE 2015 - THE LAST ROUND



JUNE 2016 - EARLY WORKS



CONSTRUCTION PROGRESS



WHERE ARE WE NOW?

MAUD STREET

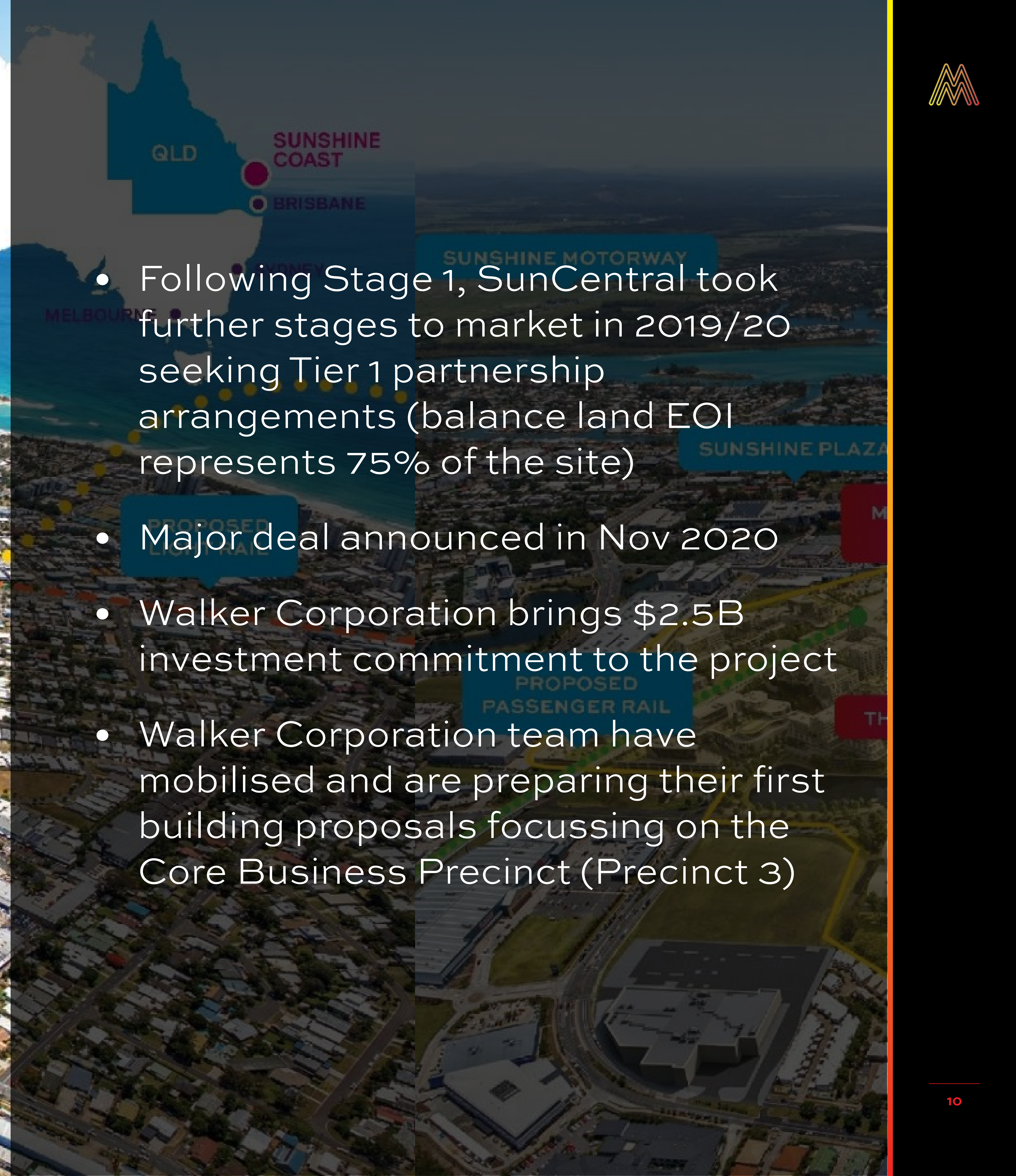
STAGE 1

PLAZA PARADE

- Holiday Inn Express and Suites
- Market Lane Residences
- Next DC
- The Corso Residences
- A One
- USC/ Barwon
- City Hall



MAJOR EOI PROCESS 2019/20



- Following Stage 1, SunCentral took further stages to market in 2019/20 seeking Tier 1 partnership arrangements (balance land EOI represents 75% of the site)
- Major deal announced in Nov 2020
- Walker Corporation brings \$2.5B investment commitment to the project
- Walker Corporation team have mobilised and are preparing their first building proposals focussing on the Core Business Precinct (Precinct 3)

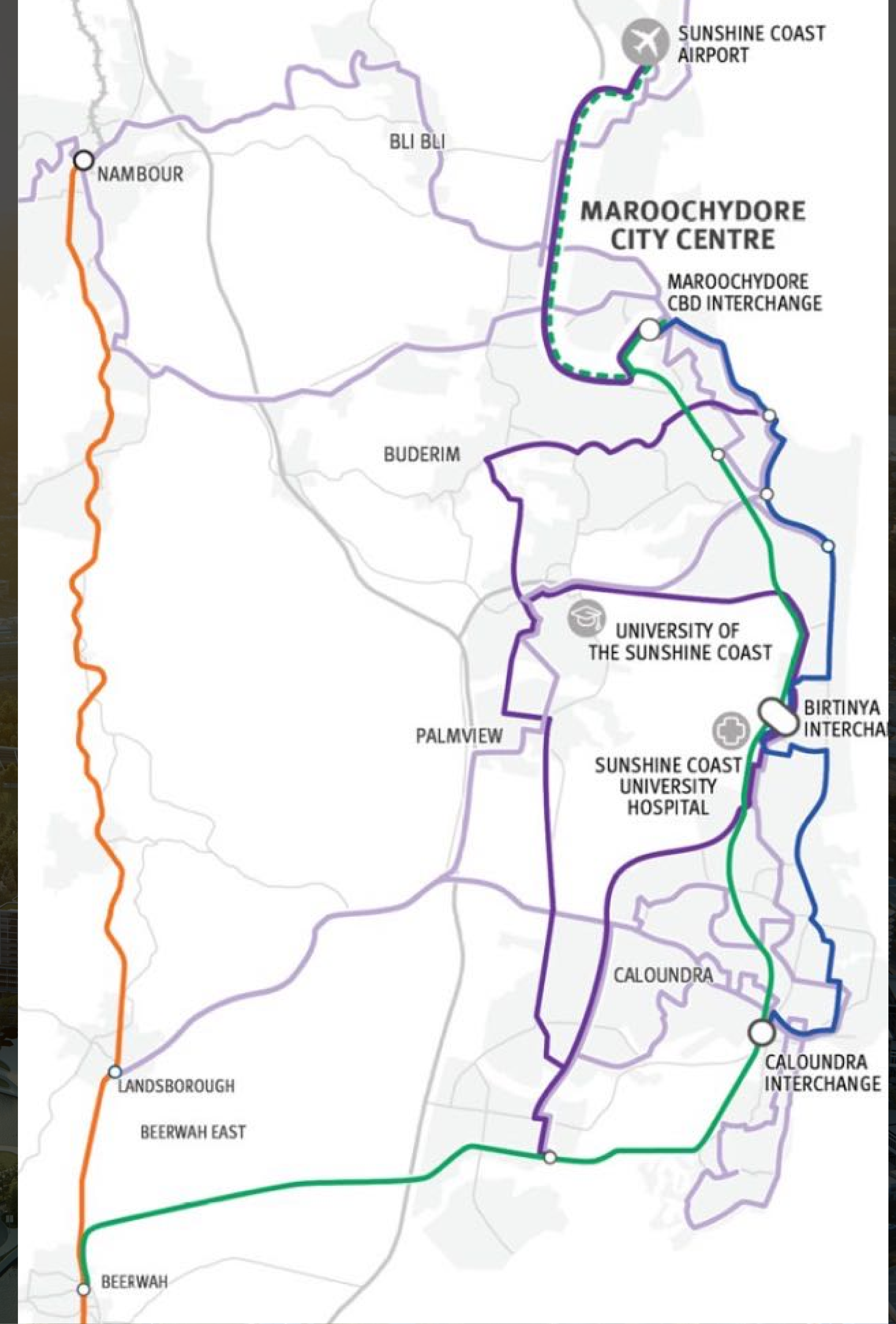


SOUTHERN SUNSHINE COAST PUBLIC TRANSPORT STRATEGY 2023

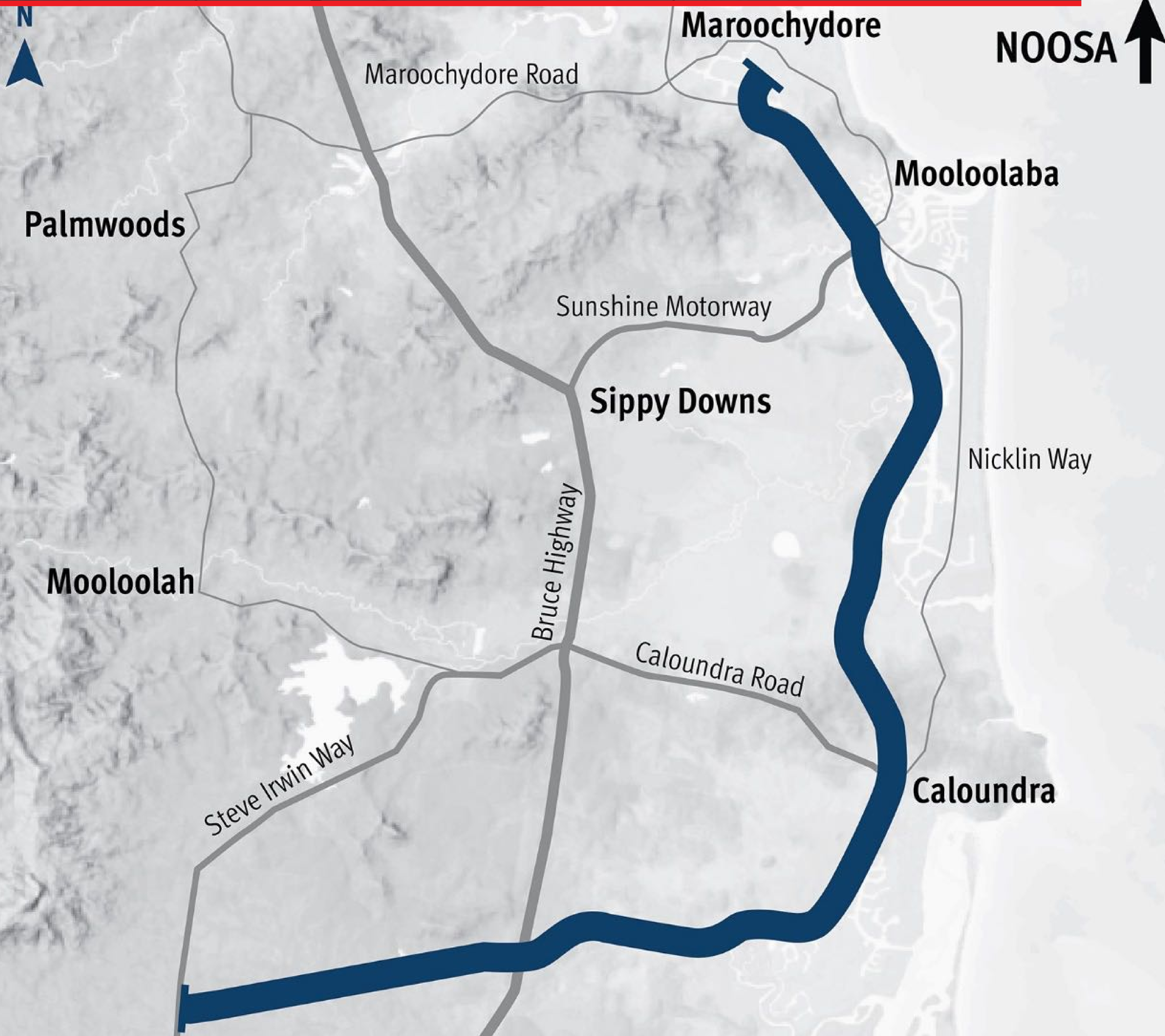
LEGEND

Note - Interchange locations and alignments are indicative only. The network does not always specify the form of public transport (i.e. rail or bus), as this is decided in more detailed planning and business case assessment

- THE WESTERN CORRIDOR**
 Higher frequency rail
- THE CENTRE CORRIDOR**
 Protected future corridor
 Rapid service. High frequency with fully separated priority
- THE COASTAL CORRIDOR**
 Rapid service. High frequency with partially separated priority
- THE KEY CONNECTORS**
 High frequency buses every 15 minutes
 Direct connections every 30 minutes
- Key interchange
- URBAN FOOTPRINT**
 Plus over 250km of local bus routes not shown



TMR PLANNING STUDY - DIRECT SUNSHINE COAST LINE

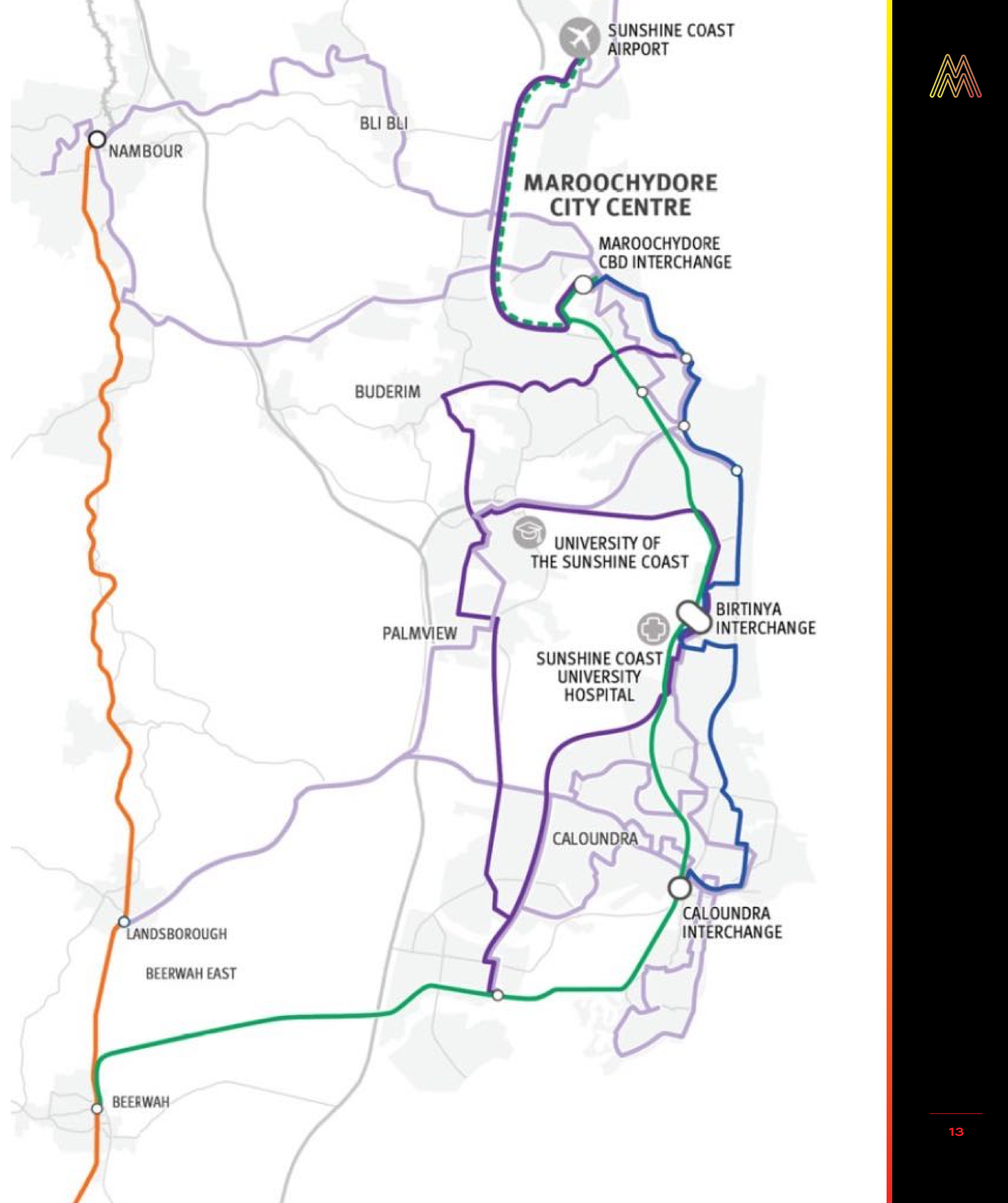
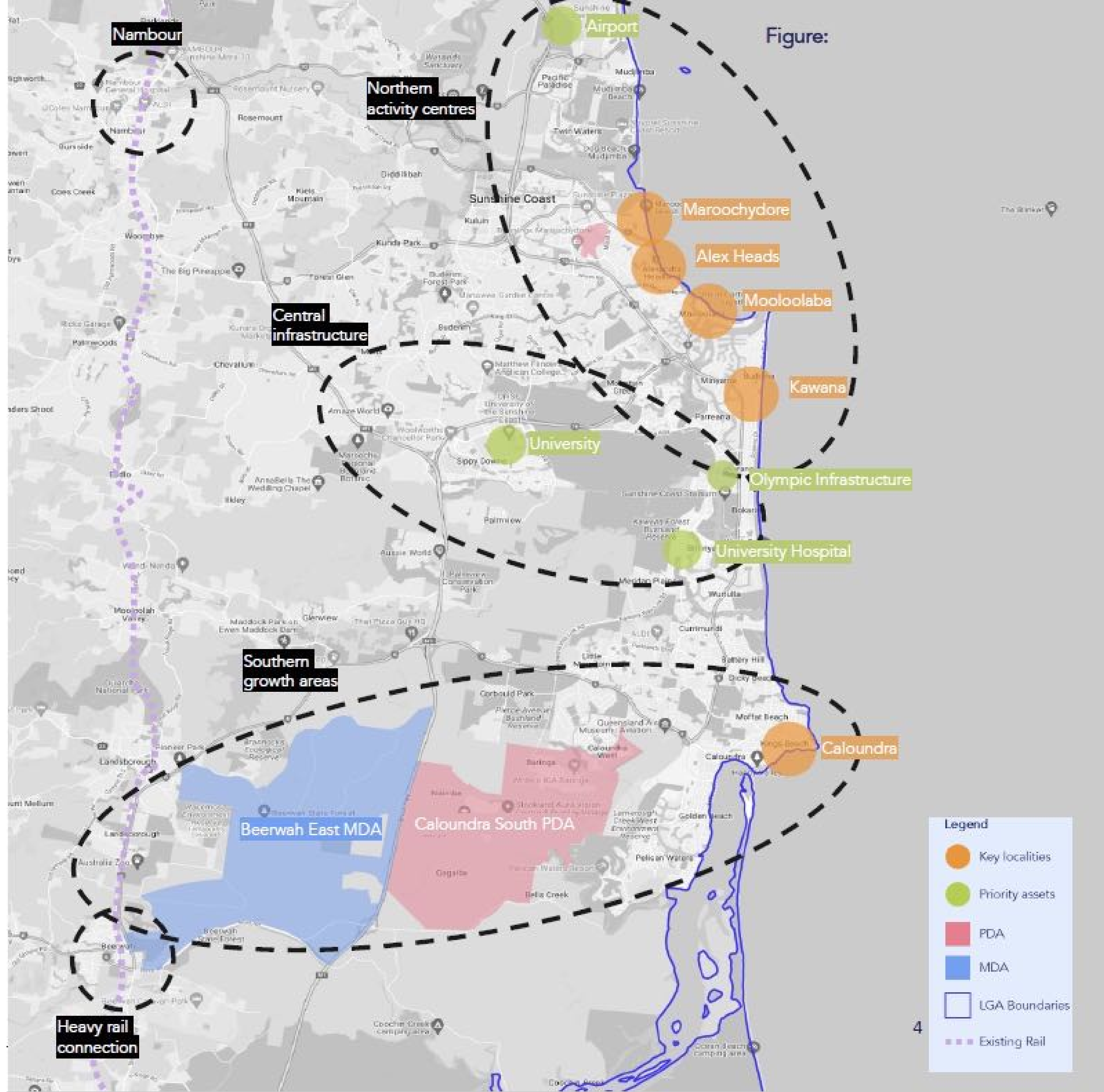


KEY FEATURES

- A proposed 37km rail extension between Beerwah and Maroochydore to increase public transport opportunities.
- New proposed stations along the corridor.
- Park 'n' rides and associated facilities to increase accessibility.
- Active transport provisions along the corridor to improve safety and encourage these transport modes.
- Maintenance access, stabling and operational facilities.

Total 37km track plus ~ 9 stations





THE FUTURE



- Walker Corporation -50 First Avenue
- South of the Corso
- Transport
- People



THE GOAL - SUPPORT THE GROWTH AND BENEFIT 2032



- Public transport that is connected, safe, accessible and provides a reliable travel experience for the community
- Frequent and attractive services for the Sunshine Coast that support the needs of Sunshine Coast communities and visitors travelling to and from Brisbane
- People living within urban areas have fast and convenient access to all their primary needs and the rest of the region is accessible by easy transfer
- Locals and visitors alike have attractive public transport travel options, reducing reliance on car ownership



MCC: THE CITY HEART OF THE SUNSHINE COAST

MAROOCHYDORE CITY CENTRE - THE FUTURE OF CITIES



Global Trends and the Future of Cities



LIVING

Housing
location+ choice



MOVING

Walkability
+transit diversity



WORKING

The changing
workplace



EXPERIENCE

Healthy + happy



Integrated /
mixed-use places



Easier access to open and
green spaces



More spaces for pedestrian
and more/better designed
dedicated bike lanes



Better digital infrastructure



Everything is multifunctional
buildings, public spaces,
streets, schools, etc



Focus on a combination of
physical health, behavioural
health and socio-economic
vulnerabilities



Potential for suburban/
neighbourhood revival



Services closer to home

MAROOCHYDORE CITY CENTRE - THE FUTURE OF CITIES



SUSTAINABLE DEVELOPMENT GOALS

CREATING A CITY OF 20-MINUTE NEIGHBOURHOODS ALIGNS WITH THE FOLLOWING SUSTAINABLE DEVELOPMENT GOALS:

3 GOOD HEALTH AND WELL-BEING



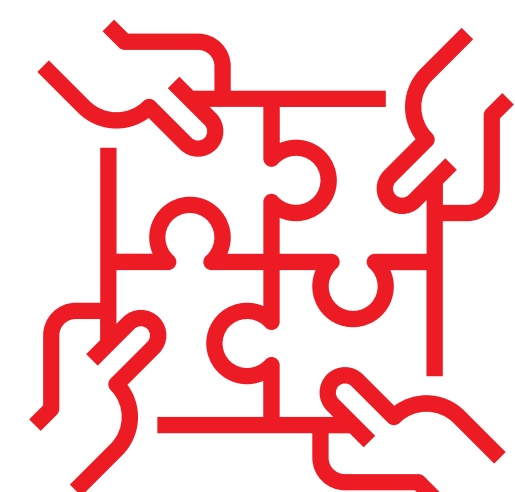
7 AFFORDABLE AND CLEAN ENERGY



11 SUSTAINABLE CITIES AND COMMUNITIES



17 PARTNERSHIPS FOR THE GOALS



SUSTAINABLE DEVELOPMENT GOALS

The 2030 Agenda for Sustainable Development established the United Nations Sustainable Development Goals for all 193-member states.

The 2030 Agenda for Sustainable Development calls on countries to commence efforts to achieve the 17 Sustainable Development Goals over the next 15 years.



MCC: THE IMPACT OF PUBLIC TRANSPORT

MAROOCHYDORE CITY CENTRE - THE IMPACT OF PUBLIC TRANSPORT



THE BENEFITS OF PUBLIC TRANSPORT

- Attracts investment and accelerates critical mass
- Reduces cars on the road and promotes a low car CBD
- Connects people and places within the region and outside the region. (Brisbane to MCC), (Caloundra to MCC)
- Reduces pollution and improves sustainability

MAROOCHYDORE CITY CENTRE - THE IMPACT OF PUBLIC TRANSPORT



NO PUBLIC TRANSPORT

- May limit the region's future sustainable urban development
- Is a barrier to entry - companies will look at other locations across the country / state for an office location
- No modal shift available - Cars become the main mode of transport requiring heavy reliance on car parking



CASE STUDY: PARRAMATTA

CASE STUDY: PARRAMATTA - BEFORE AND AFTER



BEFORE



AFTER



FERRY
TERMINAL

SYDNEY
METRO
WEST

CIVIC
LINK

LIGHT
RAIL

3

4

6 & 8

TRAIN
STATION
& BUS
INTERCHANGE

WESTFIELD
SHOPPING
CENTRE

WESTERN
MOTORWAY
M4



CASE STUDY: PARRAMATTA THE IMPORTANCE OF TRANSPORT

TRAVEL TIME

FREQUENCY

26
MIN To Central
Station

1
HR Ferry

25
MIN To Sydney
Airport

160
P/HR Bus

10
MIN Train



50 FIRST AVE

WALKER'S FIRST COMMERCIAL BUILDING

A PREMIUM A-GRADE COMMERCIAL DESIGN BUILDING:

- Total NLA of 9,839m²
- 15 level building design
- Three round floor retail tenancies
- Rooftop offering
- DA approved



EXTERIOR DESIGN



LOBBY DESIGN



ROOFTOP FACILITY



Maroochydore CITY CENTRE

Partnership with

